

To date, ATXI has been unsuccessful in obtaining an easement from Ms. Marilyn Schrodt. Ms. Schrodt owns one parcel totaling approximately 80 acres along the Pawnee to Pana segment of the project in Christian County, Illinois. The parcel has been designated internally as A\_ILRP\_PP\_CH\_127\_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Ms. Schrodt regarding acquiring an easement across the property on approximately 72 occasions, including 40 emails, 5 in-person meetings, 4 letters, 11 phone calls and 12 voicemails.

The land agent began attempting to contact Ms. Schrodt in April 2014. The agent presented ATXI's initial offer to Ms. Schrodt by phone on May 6, 2015. Ms. Schrodt stated that she wished to discuss the project with her cousin, Ms. Linda Moss, who owns the neighboring property. The agent was unable to make contact with Ms. Schrodt again until mid-July 2014.

In early September 2014, the agent met with Ms. Schrodt's farm tenant, Mr. Steve Hoffman, to discuss the route of the transmission line. Mr. Hoffman stated that the route should remain in its planned location, but requested a minor change in the location of a structure.

On September 16, 2014, Ms. Moss provided the agent with a counter-appraisal. Ms. Moss stated that she and Ms. Schrodt would sign options for easements if ATXI agreed to the per-acre value in the counter-appraisal, increased crop yields, and a limited confidential settlement agreement. The agent agreed to meet with the Moss family, Mr. Hoffman and Ms. Schrodt on September 26 to sign the easements.

On September 24, 2014, the agent received an email from Ms. Moss requesting several modifications to the language of the easement documents. The agent responded, requesting that the attorney representing Ms. Schrodt and Ms. Moss draft language for consideration by ATXI's

attorneys. Ms. Moss stated that their attorney was working on the matter. The parties did not meet as scheduled on September 26.

On several occasions during October and November, the land agent contacted Ms. Schrodt to inquire as to whether Ms. Schrodt had developed additional language to include in the confidential settlement agreement. On November 18, 2014, Ms. Moss informed the agent that she and Ms. Schrodt had retained attorney William Shay to assist them in reviewing the easement. On January 13, 2015, the agent received a letter of representation stating that Mr. William Shay would represent the Moss family and Ms. Marilyn Schrodt.

The agent met with Mr. Shay on January 30, 2015, and presented a revised calculation sheet based on an updated appraisal. On March 9, 2015, Mr. Shay emailed the land agent, stating that he would not propose any changes to the easement agreement and confidential settlement agreement. The agent met with Mr. Shay on March 18, 2015 to present the final calculation sheet. Later that same day, the agent received an email from Mr. Shay asking that ATXI accept the per-acre value in the appraisal Ms. Moss had provided to the agent on September 16, 2014. The land agent informed Mr. Shay that ATXI accepted this proposal on March 26.

On April 7, 2015, Mr. Shay asked the agent to meet to discuss the timing of construction and the location of the transmission line and poles. At a meeting on April 13, the agent explained that the poles would not interfere with use of an access road on the property. The agent received documentation stating that Ms. Moss held power of attorney with respect to Ms. Schrodt's property. The power of attorney documentation had not been recorded, and the land agent asked that it be recorded.

During the months of May and June, the parties exchanged revised easement documents. On June 26, 2015, Mr. Shay raised several issues with regard to compensation, including a request that Ms. Moss receive the same compensation as Ms. Schrodt, even though the appraisal placed a lower per-acre value on the Moss property. ATXI did not accept this counteroffer, since its offer was based on per-acre values contained in an appraisal submitted by the landowners.

The parties continued to exchange revised easement documents during July, August and September 2015.

ATXI will continue to attempt to negotiate with Ms. Schrodt to the extent she is willing to engage in negotiations with ATXI. However, given the extended length of negotiations, and the fact that ATXI remains uncertain as to what, if any, unresolved issues remain, as such, a voluntary agreement in the time frame supportive of this line segment's in-service date is unlikely. ATXI requests eminent domain authority for this parcel.

### Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent BT
2. Initial appointment set for 5/6/2014 BT
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting BT
4. Prepare and review Acquisition documents and maps BT
5. Provide landowner with business card and show Ameren ID badge BT
6. Ask the landowner they received the 14 day letter: BT
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:

- 
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7. Provide/explain the purpose of the project BT
  8. Discuss routing and how it affects landowner: BT
    - a. Provide Fact Sheet about the project
    - b. Provide landowner copies of:
      - i. Small scale map of the project
      - ii. Sketch and description of type of facilities/structures
      - iii. Approximate location of facilities
      - iv. Option for Easement including exhibit showing length and width of the easement area
      - v. Memorandum of Option Exhibit B
  9. Make compensation offer, provide calculation sheet and explain basis of offer BT
  10. Discuss subordination of mortgage, if applicable ☐
  11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
  12. Provide EMF brochure, if requested ☐
  13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable BT
  14. Agent Name (Print and Sign) Beth Layler 9/6/2014 ☐

Tax Id: 14-24-02-400-001-00

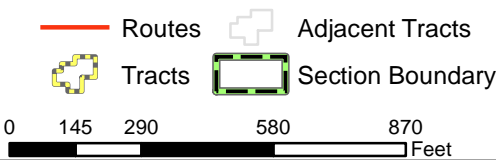


Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Marilyn K. Schrodtt

Tract No.:A\_ILRP\_PP\_CH\_127

Date: 9/24/2015

EXHIBIT "A"

A 4.593 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 WEST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN LAST WILL AND TESTAMENT TO MARILYN SCHRODT, RECORDED IN CAUSE NO. 2007-P-5 OF THE COURT RECORDS OF CHRISTIAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE EAST LINE OF SAID NORTH 1/2, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID NORTH 1/2 BEARS NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST, A DISTANCE OF 1,257.38 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1006242.15, E:2581684.42;

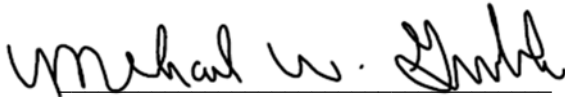
**THENCE** SOUTH 00 DEGREES 05 MINUTES 04 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2;

**THENCE** SOUTH 89 DEGREES 15 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTH 1/2, A DISTANCE OF 2,667.66 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTH 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00 DEGREES 06 MINUTES 01 SECONDS WEST, A DISTANCE OF 1,329.10 FEET;

**THENCE** NORTH 00 DEGREES 06 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTH 1/2, A DISTANCE OF 75.01 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 89 DEGREES 15 MINUTES 47 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 2,667.42 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 200,065 SQUARE FEET OR 4.593 ACRES OF LAND, MORE OR LESS.

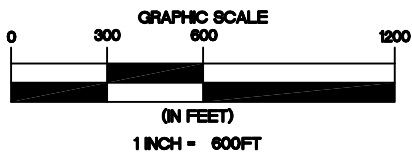
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

DATE: 02/11/2015





# EXHIBIT "A"

ATXI Exhibit 2.3 Part I  
Page 7 of 7

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°05'04"E	75.00'
L2	S89°15'47"W	2667.66'
L3	N00°06'01"E	75.01'
L4	N89°15'47"E	2667.42'

PARCEL 2  
DON M. WILHOUR AND  
SHIRLEY L. WILHOUR,  
CO-TRUSTEES OF THE  
DON M. WILHOUR TRUST  
DOCUMENT NO. 2006R01181  
DOCUMENT NO. 2006R01987  
D.R.C.C.I.  
AND  
PARCEL 2  
DON M. WILHOUR AND  
SHIRLEY L. WILHOUR,  
CO-TRUSTEES OF THE  
SHIRLEY L. WILHOUR TRUST  
DOCUMENT NO. 2006R01180  
DOCUMENT NO. 2006R01986  
D.R.C.C.I.  
A\_ILRP\_PP\_CH\_126

MARILYN SCHRODT  
CAUSE NO. 2007-P-5  
C.R.C.C.I.  
A\_ILRP\_PP\_CH\_127

PROPOSED 75'  
WIDE EASEMENT  
4.593 ACRES  
(200,065 S.F.)

P.O.B.  
GRID COORDINATES  
N:1006242.15  
E:2581684.42

TRACT 3  
MARIKAY FIKAN  
DOCUMENT NO. 2004R04947  
D.R.C.C.I.  
AND  
ARTICLE IV(a): TRACT III  
MARIKAY FIKAN  
CAUSE NO. 94-P-73  
C.R.C.C.I.  
A\_ILRP\_PP\_CH\_125

TRACT 4  
LINDA E. MOSS,  
AS TRUSTEE OF THE  
LINDA E. MOSS TRUST,  
AND PHILIP C. MOSS,  
AS TRUSTEE OF THE  
PHILIP C. MOSS TRUST  
DOCUMENT NO. 2009R02290  
DOCUMENT NO. 2009R04381  
D.R.C.C.I.  
A\_ILRP\_PP\_CH\_128

SECTION 2  
TOWNSHIP 11N  
RANGE 1W

PARCEL 7  
DON M. WILHOUR AND  
SHIRLEY L. WILHOUR,  
CO-TRUSTEES OF THE  
DON M. WILHOUR TRUST  
DOCUMENT NO. 2006R01181  
DOCUMENT NO. 2006R01987  
D.R.C.C.I.  
AND  
PARCEL 7  
DON M. WILHOUR AND  
SHIRLEY L. WILHOUR  
CO-TRUSTEES OF THE  
SHIRLEY L. WILHOUR TRUST  
DOCUMENT NO. 2006R01180  
DOCUMENT NO. 2006R01986  
D.R.C.C.I.  
A\_ILRP\_PP\_CH\_130

P.O.R.  
S 1/4 COR  
SEC 2

SECTION LINE  
E 500 NORTH ROAD

N 2000 EAST ROAD

P.O.R.  
1/2" IRON ROD FOUND  
NE COR N 1/2  
SE 1/4 SEC 2

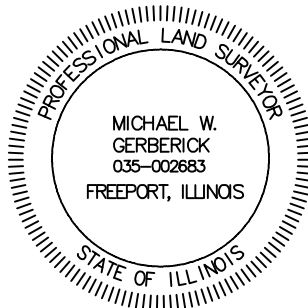
## LEGEND

C.R.C.C.I. COURT RECORDS  
CHRISTIAN COUNTY, ILLINOIS  
D.R.C.C.I. DEED RECORDS  
CHRISTIAN COUNTY, ILLINOIS  
P.O.B. POINT OF BEGINNING  
P.O.R. POINT OF REFERENCE  
● 5/8" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)  
△ CALCULATED POINT

2 | 1  
11 | 12

TYPICAL SECTION CORNER

SECTION LINE  
SUBJECT PROPERTY LINE  
PROPERTY LINE  
PROPOSED EASEMENT CENTERLINE  
PROPOSED EASEMENT



*Michael W. Gerberick*

MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
NO. 035-002683 - STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475 - STATE OF ILLINOIS

## NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS

JOB NUMBER: 32359

DATE: 02/11/2015

SCALE: 1"=600'

TRACT ID: A\_ILRP\_PP\_CH\_127

DRAWN BY: NAS



150' TRANSMISSION  
LINE EASEMENT  
PAWNEE TO PANA  
SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 WEST  
OF THE 3RD PRINCIPAL MERIDIAN  
CHRISTIAN COUNTY, ILLINOIS

FN: D\_2619

A\_ILRP\_PP\_CH\_127.DWG